

**BOARD OF ADJUSTMENT
A G E N D A**

Study Session/Luncheon **Wednesday, August 29, 2018**
12 Noon, Mayor and Council
Conference Room City Hall,
255 West Alameda Street

Statement of cases and distribution of materials with respect to items scheduled for regular meeting, including a general discussion of proposed revisions to the Board's Rules and Regulations. Updates from City Attorney's Office.

Regular Meeting **Wednesday, August 29, 2018**
12 Noon, Mayor and Council
Conference Room City Hall,
255 West Alameda Street

Roll Call as Follows:

- () Steven Shell, Chairperson
- () Carolyn Eldridge
- () Jesse Lugo
- () Alán Huerta
- () Mark Jones
- () Frank Mascia
- () Eddie Rios

AT OR AFTER 1:30 P.M.

NEW CASES

C10-18-11 GROVER NEW SINGLE-FAMILY RESIDENCE / GOLDIE A GROVER, LLC / 1131 NORTH TUCSON BOULEVARD, R-1

The applicants' property is an approximately 5,965 square foot lot zoned R-1 "Residential", to be developed with a single-family residence. The lot is nonconforming for reduced lot size within the R-1 zone due to a right of way expansion. The applicants seek the necessary zoning approval to allow primary access off the alley immediately south of the property. The Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.9 and Table 4.8-2 which provides the criteria for residential development in the R-1 zone and Sections 7.8 and 7.4.6.K, which provides the standards for alley access. The applicants are requesting a variance to allow an alley as the primary access, and allow alley access at a reduced width, all as shown on the submitted plans.

C10-18-12 VILD RESIDENCE DETACHED PORCH / DUANE VILD / 3219 EAST ELIDA STREET, R-1

The applicant's property is an approximately 6,695 square foot lot zoned R-1 "Residential" and is developed with a single-family residence. A detached porch was constructed without prior zoning approval or permits. The applicant is seeking the necessary zoning approval to allow the porch to remain as constructed. The Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.8 and Table 4.8-2 which provides the criteria for residential development in the R-1 zone; Sections 6.3.4, 6.4.5 and Table 6.3-2.A which provide the dimensional standards applicable to all principal and accessory structures; and Section 6.6.3 which provides standards specific to accessory structures in a residential zone. The applicant is requesting variances to allow the detached porch, to remain as constructed in the area between the wall of the residence facing the street and the front street lot line with a reduced front street perimeter yard setback, all as shown on the submitted plans.

C10-18-13 TRINITY TEMPLE CHAPEL ADDITIONS / TRINITY TEMPLE CME CHURCH / 1025 EAST 30TH STREET, R-2

The applicant's property is an approximately 7,000 square foot lot zoned R-2 "Residential" and is developed with a church. The applicant is proposing to renovate and expand the existing church building. Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.9 and Table 4.8-2 which provides the criteria for development in the R-2 zone and Sections 6.3.4, 6.4.5 and Tables 6.3-2.A and B which provide the dimensional standards applicable to all principal and accessory structures. The applicant is requesting variances to allow a reduced minimum lot size for the religious use; reduced east and west side perimeter yard setbacks; and a reduced front street perimeter yard setback, all as shown on the submitted plans.

C10-18-14 EL RANCHO BUNGALOWS PARKING CANOPIES / EL RANCHO BUNGALOWS LLC / 3630 EAST 3RD STREET, R-3

The applicant's property is an approximately 0.92 acre lot zoned R-3 "Residential" and is developed with three duplexes. The applicant is proposing to construct two detached shade structures over the existing parking spaces. Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.12 and Table 4.8-2 which provides the criteria for development in the R-3 zone; Sections 6.3.4, 6.4.5 and Table 6.3-2.A which provide the dimensional standards applicable to all principal and accessory structures; and Section 6.6.3 which provides standards specific to accessory buildings in a residential zone. The applicant is requesting variances to allow the detached shade structures to be constructed in the buildable area extending the full width of the lot between the principal building and the front street lot line, and to allow a reduced front street perimeter yard setback as measured from the front street lot line, all as shown on the submitted plans.

**C10-18-15 STARBUCKS RESTAURANT / BRIXMOR HOLDINGS 1 SPE, LLC /
65 WEST RIVER ROAD, C-2**

The applicants' property is within a shopping center zoned C-2 "Commercial". The applicants are proposing to construct a new restaurant with drive-through service. The Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 5.3.4.A and 5.3.5.A, which provide the criteria for development in the Scenic Corridor Overlay Zone. The applicants are requesting variances to allow a reduced building setback from the street property line specific to requirements of the Scenic Corridor Overlay Zone, and allow the drive-through lane to be partially within the scenic buffer that extends 30' into the site from the front street property line along River Road, all as shown on submitted plans.

**C10-18-16 SCHEOPNER RESIDENCE NEW GARAGE / JOSEPH M SCHEOPNER,
ELVIA F AND ALFREDO F ESPINOZA / 5881 EAST GRAYHAWK
RANCH ROAD, SH**

The applicants' property is an approximately 0.91 acre lot zoned SH "Suburban Homestead" and is developed with a single-family residence. The applicants are proposing to construct a new detached garage in the rear yard. Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.5 and Table 4.8-1 which provides the criteria for development in the SH zone and Section 6.6.3 which provides standards specific to accessory buildings in a residential zone. The applicants are requesting variances to allow the combined total gross floor area of all accessory structures (200 square feet or larger) to exceed 50% of the combined total gross floor area of the principal structure; and to allow the new garage to exceed the maximum allowable height, all as shown on the submitted plans.

CLOSE PUBLIC HEARING

OTHER BUSINESS:

- A. Findings Training
- B. Chairman, Opportunity to Speak on Scheduled Agenda Items
- C. Vice Chairman, Same Opportunity
- D. Members, Same Opportunity
- E. Staff, Same Opportunity
- F. Adjournment